

Addison Place Homeowners Association, Inc.
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents 202100038869 and 201200053197.

1. Subdivision information. Addison Place is an addition to the city of Addison in Dallas County, Texas. The plats are recorded in the Plat Records of Dallas County, Texas as:

- Plat 1: Document 198200388708, recorded on February 23rd, 1982.

2. Declaration information. Lots in Addison Place are subject to Declaration of Covenants, Conditions and Restrictions for Addison Place, recorded on May 21st, 1982 as Document 198201010113, Real Property Records, Dallas County Texas as amended, supplemented and/or refiled from time to time as:

- Notice of Filing of Dedicatory Instruments: Document 200000892105, recorded on February 9th, 2020.
- Certificate and Memorandum of Recording Association Documents: Document 200101639478, recorded on December 14th, 2001.
- First Supplemental Certificate and Memorandum of Recording Association Documents: Document 200201736025, recorded March 4th, 2002.
- Second Supplemental Certificate and Memorandum of Recording Association Documents: Document 200201926604, recorded July 29th, 2002.
- Third Supplemental Certificate and Memorandum of Recording Association Documents: Document 200202130794, recorded December 27th, 2002.
- Fourth Supplemental Certificate and Memorandum of Recording Association Documents: Document 200302380707, recorded June 5th, 2003.
- Notice of Filing of Association Instruments: Document 201100015203, recorded on January 19th, 2011.

3. Name of property owners association. Addison Place Homeowners Association, Inc.

4. How to contact the association through its managing agent.

Addison Place Homeowners Association, Inc.

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254

Phone: 214-871-9700

Website: www.fsresidential.com

Email Address: Mgmt-CertificateTX@fsresidential.com

Community Website: <https://aphoa.connectresident.com>

Resale Disclosure Package: \$375.00

Homeowner Setup/Unit Transfer: \$295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 9 day of Dec 2022

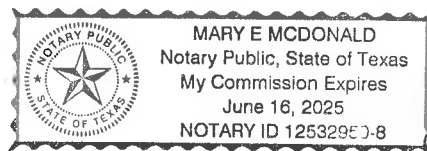
Addison Place Homeowners Association, Inc., a
Texas property owners' association

By: _____

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

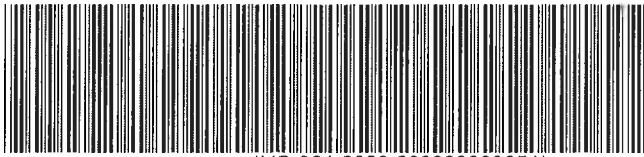
This instrument was acknowledged before me on this 9 day of Dec 2022 by Lisa
Cunningham on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.



Mary McDonald
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Addison Place Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



VG-364-2023-202300003654

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202300003654

Real Property Recordings

Recorded On: January 06, 2023 10:29 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202300003654
Receipt Number: 20230106000264
Recorded Date/Time: January 06, 2023 10:29 AM
User: Hilga R
Station: CC15

Record and Return To:

FIRSTSERVICE RESIDENTIAL TEXAS, INC.
14951 N DALLAS PKY STE 600

DALLAS TX 75254



**STATE OF TEXAS
Dallas County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas**

John F. Warren
Dallas County Clerk
Dallas County, TX